

**TURTLE ROCK VISTA COMMUNITY ASSOCIATION
SOLAR ENERGY SYSTEM GUIDELINES**

1. An Architectural Change Request form and approval from the Architectural Committee is required prior to the installation of any new solar equipment or for alterations to existing solar equipment. Owners must obtain necessary approval from the City of Irvine prior to solar installation. Specifications for the solar energy system (including module manufacturer, make, model and number and efficiency ratings) along with roof plans showing the dimensions, proposed locations, size and color of solar panels and related equipment must be submitted along with the application. Plans submitted for approval must be stamped by a Structural Engineer.
2. The approval of solar equipment is based on minimizing the equipment's visibility from the street, nearby homes, and common areas, and on creating a homogeneous relationship of the panels to the roof pitch. The preferred location for installation of solar panels is on the flat roofs of the garages. Panels installed on the flat roof must be shielded from view, to the extent possible, by construction of a screening wall around the flat roof. The screening wall shall be painted to match the color and style of the adjacent stucco or wall of the residential dwelling. Any alterations or changes required by the Association prior to obtaining approval shall not increase system cost by more than one thousand dollars (\$1,000) or decrease system efficiency by an amount exceeding ten percent (10%).
3. Solar energy systems must meet applicable health and safety standards and requirements imposed by state law and/or local permitting authorities and must be professionally installed by a licensed solar energy contractor. The installation of solar energy systems must be consistent with the requirements of state law concerning efficient placement of collector units.
4. Solar energy systems must be installed entirely within the boundaries of the applying Owner's roof and may not be installed on separate property belonging to another without that owner's approval.
5. Wiring and/or conduits should be run interior to the extent possible and should not be visible. Wiring and/or conduits attached to the building exterior should be screened and painted to match.
6. Owners are responsible for maintaining solar panels and all components of the solar energy system in a clean, attractive and good state of repair. Damaged panels or equipment shall be immediately repaired or replaced by the owner of the system.
7. Owners are responsible for any damage incurred to common areas or Association landscaping by the owner's solar installation contractor.
8. Owners shall inform their homeowners insurance carrier of the solar energy system installation and provide Association with proof of such suitable liability insurance upon demand.
9. The Architectural Committee will advise the applicant of its decision on the solar energy system application in conformance with the Declaration of Covenants, Conditions and Restrictions. Final approval will be conditioned upon the applicant submitting proof of the final permit issued by the City of Irvine for the solar energy system and the execution of a License and Maintenance Agreement.
10. Owners are responsible for any and all legal fees or costs incurred to enforce this contract.
11. Owners are required to execute a License & Maintenance Agreement at their expense, which shall be recorded against the owner's property.

Adopted May 4, 2020.